057.B	0001	0015.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	305,000	/	305,000
USE VALUE:	305,000	/	305,000
ASSESSED:	305,000	/	305,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		RYDER ST, ARLINGTON

OWNERSHIP

Unit #: 15

Owner 1:	RYDER STREET LLC
Owner 2:	
Owner 3:	
Street 1:	46 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOLAN JEANNE M/TRUSTEE & -
Owner 2:	JONES BRIAN D/TRUSTEE -
Street 1:	9 RYDER ST # 15
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1969, having primarily Brick Exterior and 719 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	305,000			305,000
Total Card	0.000	305,000			305,000
Total Parcel	0.000	305,000			305,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.20 | /Parcel: 424.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	136418
GIS Ref	
GIS Ref	
Insp Date	09/21/18

!4921!

PREVIOUS ASSESSMENT

Parcel ID: 057.B-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	305,000	0	.		305,000		Year end	12/23/2021
2021	102	FV	300,700	0	.		300,700		Year End Roll	12/10/2020
2020	102	FV	292,300	0	.		292,300	292,300	Year End Roll	12/18/2019
2019	102	FV	241,500	0	.		241,500	241,500	Year End Roll	1/3/2019
2018	102	FV	197,900	0	.		197,900	197,900	Year End Roll	12/20/2017
2017	102	FV	184,100	0	.		184,100	184,100	Year End Roll	1/3/2017
2016	102	FV	184,100	0	.		184,100	184,100	Year End	1/4/2016
2015	102	FV	181,700	0	.		181,700	181,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:21:58

LAST REV

Date	Time
10/23/19	12:23:28
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4921

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN JEANNE M/	69867-517		8/31/2017		315,000	No	No		
DOLAN JEANNE M,	63260-295		2/10/2014	Convenience	1	No	No		
MILNE DANIEL S	47066-218		3/8/2006		245,000	No	No		
HUNTER ELIZABET	43053-52		8/15/2004		216,000	No	No		
	18642-330		10/1/1987		116,000	No	No	Y	

USER DEFINED

Prior Id # 1:	136418
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6012																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	1 - 1st Floor
% Own:	4.409999847
Name:	6 - 6012

DEPRECIATION

Phys Cond:	AV - Average	30. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30 %

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.33449233
Const Adj.:	1.04957998
Adj $ / SQ:	455.213
Other Features:	35752
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435660
Depreciation:	130698
Depreciated Total:	304962

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	0

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	546.26
Special Features:	0	Val/Su Net:	424.20
Final Total:	305000	Val/Su SzAd	424.20

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	719	455.210	327,298

Net Sketched Area:	719	Total:	327,298

Size Ad	719	Gross Area	719	FinArea	719

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

057.B-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc